



791

LONG BEACH RD

KAWARTHA LAKES, ON

FOR SALE



CUSHMAN &
WAKEFIELD

// BUILDING SPECIFICATIONS

BUILDING #1	2,423 SF
BUILDING #2	321 SF
LOT SIZE	3.39 Acres
CLEAR HEIGHT	15'10"
SHIPPING	3 Drive In
ZONING	M1
ASKING PRICE	\$529,000
REALTY TAXES	\$3,561.26 (2024)
OCCUPANCY	Immediate

- Small building of approx. 2,100 sf and secondary office building of 321 sf situated with 2pce washroom
- Ceiling height varies in the large building from 14'6"-15'10
- Located east of Highway 35, off Highway 121 at Long Beach Road



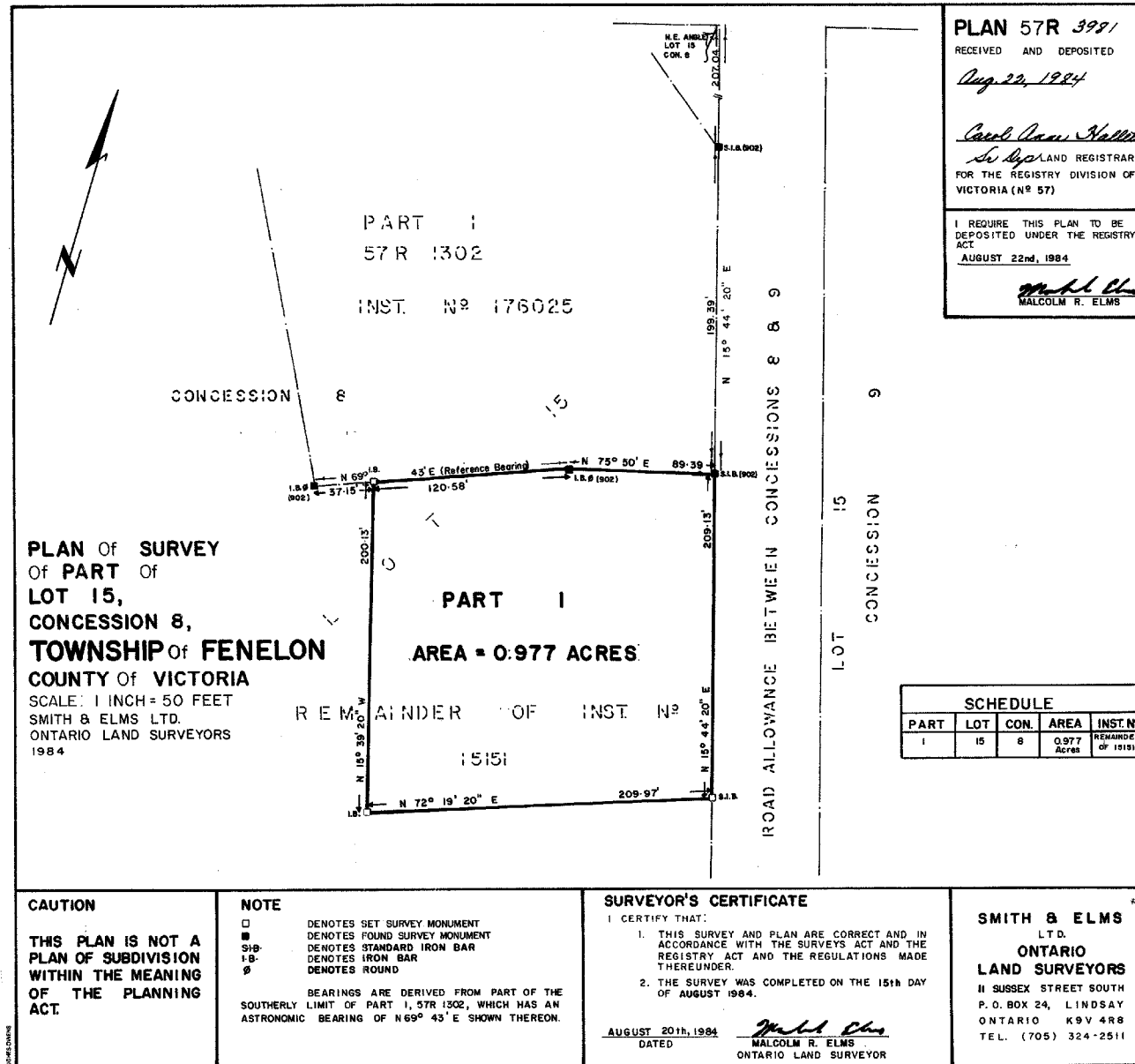
// PHOTOS



4



// SITE PLAN



// ZONING - M1

PART 20 - RESTRICTED INDUSTRIAL (M1) ZONE

20.1 USES PERMITTED

20.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Restricted Industrial (M1) Zone, except for the following uses:

20.1.1.1 Light industry or dry-light industry which may include such uses as:

- (a) custom workshop
- (b) factory outlet
- (c) home improvement supply outlet
- (d) industrial mall
- (e) laundry or dry cleaning establishment
- (f) light manufacturing and assembly plants
- (g) printing establishment
- (h) warehousing

20.1.1.2 Dry-land marina

20.1.1.3 Motor vehicle parts, sales and service establishment

20.1.1.4 Public garage

20.1.1.5 Business or professional office accessory to a permitted use

20.2 ZONE PROVISIONS

20.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Restricted Industrial (M1) Zone, except in conformity with the following zone provisions:

20.2.1.1 Lot Area (min.) 4000 sq. m

20.2.1.2 Lot Frontage (min.) 30 m

20.2.1.3 Yard Requirements (min.)

- (a) front 15 m
- (b) interior side - 10 m or 3 m if abutting a lot in an industrial or commercial zone classification
- (c) exterior side 10 m
- (d) rear 10 m

20.2.1.4 Lot Coverage (max.) 40 %

20.2.1.5 Building Height (max.) 11 m

20.2.1.6 Gross Floor Area no minimum

20.2.1.7 Landscaped Open Space (min.) 10 %

20.2.1.8 Outside storage not permitted

20.3 RESTRICTED INDUSTRIAL EXCEPTION ZONES

20.3.1 RESTRICTED INDUSTRIAL EXCEPTION ONE (M1-1) ZONE

20.3.1.1 Notwithstanding subsection 20.1.1 land zoned "M1-1" may only be used for a boat and furniture repair business and one dwelling unit with a minimum gross floor area of 93 square metres.

An aerial photograph of a rural property. In the center, there is a white barn with a rusted metal roof and a large, rectangular stone foundation. The property is surrounded by green fields and dense trees with some autumn-colored foliage. A road is visible on the left side of the image.

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CONTACT

GORAN BRELIH, SIOR
EXECUTIVE VICE PRESIDENT, BROKER
416.756.5456
goran.brelih@cushwake.com

DIANA MCKENNON
SALES REPRESENTATIVE
416.642.5356
diana.mckennon@cushwake.com

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